

# bushnell porter



## Heyshott Road Southsea PO4 8BZ



- Entrance hall
- Front aspect lounge
- Open plan kitchen/family and dining room
- Ground floor wc
- Utility room
- Three first floor bedrooms one with ensuite
- Family bathroom
- Top floor master bedroom suite with ensuite
- Southerly flagstone and brick rear garden
- Gas central heating and double glazing
- Internal inspection highly recommended
- Currently operating as an Airbnb by the owner

### Independent Estate Agents

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**A four bedroom two/three reception room double bay and forecourt house with southerly facing rear garden situated close to Winter Road and Milton Park. The property offers flexible family accommodation throughout that is arranged over three floors and has the benefit of ensuite shower rooms to two of the bedrooms one of them being in the top floor master bedroom suite. Viewing highly recommended.**

## **ACCOMMODATION**

**ENTRANCE HALL** via part panelled part frosted double glazed front door with frosted double glazed fanlight over, adjacent frosted double glazed window, stairs rising to all floors, panelled radiator, plain plastered ceiling with inset ceiling spotlights, understairs storage cupboard housing electric meter and fuses, panel effect doors with brushed steel furniture to all rooms.

**LOUNGE** 12ft 3 (3.75m) x 12ft (3.65m) plus front aspect double glazed bay window, panelled radiator, plain plastered ceiling with inset ceiling spotlights.

**OPEN PLAN KITCHEN/FAMILY ROOM/BREAKFAST ROOM** kitchen area 18ft 7 (5.67m) x 7ft 4 (2.25m) kitchen comprising grey high gloss units with one and half bowl stainless steel inset sink unit with monobloc mixer tap over, white flecked granite effect work surfaces with white bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, built-in eyelevel double oven and grill, adjacent five ring brushed steel gas hob with brushed steel cooker hood over, integrated dishwasher, integrated fridge, integrated freezer, plain plastered ceiling with inset ceiling spotlights, openings to dining area and family area. **Family area** 14ft 5 (4.41m) x 10ft 3 (3.14m) central heating room thermostat, contemporary style roll top vertical radiator, television point, plain plastered ceiling with inset ceiling spotlights, family area opening onto dining area. **Dining area** 10ft 3 (3.13m) x 9ft 10 (3.00m) southerly rear aspect room via double glazed French doors opening out onto flagged stone and brick paved rear garden, panelled radiator, plain plastered ceiling with inset ceiling spotlights, skylight window, panel effect door with brushed steel furniture leading through to ground floor wc.

**GROUND FLOOR WC** 6ft (1.83m) x 4ft 10 (1.29m) two piece suite comprising close coupled wc, rectangular wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with brushed steel furniture, tiling to all walls with stone effect tiling to dado level, tiled flooring, plain plastered ceiling with inset ceiling spotlights, panel effect door with chrome furniture leading through to utility room.

**UTILITY ROOM** 6ft 8 (2.05m) x 6ft 3 (1.90m) dual side and rear aspect room via double glazed windows, grey high gloss units comprising storage cupboards below granite effect flecked work surfaces, integrated washing machine, matching eyelevel storage cupboards, tiled flooring, plain plastered ceiling with inset ceiling spotlights.

**FIRST FLOOR LANDING** panel effect doors with chrome furniture to all rooms, plain plastered ceiling with inset ceiling spotlights, staircase to top floor.

**BEDROOM 1** 10ft 5 (3.18m) x 7ft 4 (2.25m) southerly rear aspect room via double glazed window, panelled radiator, plain plastered ceiling with inset ceiling spotlights.

**BEDROOM 2** 10ft 3 (3.13m) max. x 8ft 4 (2.55m) max. plus entrance recess, southerly rear aspect room via double glazed window overlooking rear gardens, panelled radiator, plain plastered ceiling with inset ceiling spotlights, television point.

**FAMILY BATHROOM** 6ft 10 (2.10m) x 5ft 5 (1.66m) white three piece suite comprising panel enclosed bath with stone effect tiled surround, chrome bath/shower mixer, glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, close coupled wc, stone effect tiling to all walls from floor to ceiling, tiled flooring, plain plastered ceiling with inset ceiling spotlights and extractor fan.

**BEDROOM 3** 12ft (3.66m) reducing to 10ft (3.06m) x 12ft 3 (3.75m) reducing to 7ft 9 (2.37m) plus front aspect double glazed bay window, L-shaped room, panelled radiator, plain plastered ceiling with inset ceiling spotlights, television point, panel effect door with chrome furniture leading through to ensuite shower room.

**ENSUITE SHOWER ROOM** 7ft 8 (2.34m) x 4ft 1 (1.24m) front aspect room via frosted double glazed window, three piece suite comprising walk-in shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer, close coupled wc, wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, stone effect tiling to all walls from floor to ceiling, plain plastered ceiling with inset ceiling spotlights, extractor fan, tiled flooring.

**BEDROOM 4** via staircase from first floor, master suite 16ft 2 (4.94m) plus recess reducing to 7ft 6 (2.29m) x 18ft (5.51m) reducing to 8ft (2.44m), L-shaped rear aspect room via double glazed skylight southerly aspect windows, panelled radiator, plain plastered part restrictive head height ceiling with inset ceiling spotlights, television point, under eaves storage space, panel effect door with chrome furniture leading through to ensuite shower room.

**ENSUITE SHOWER ROOM** 6ft 3 (1.92m) x 5ft 3 (1.61m) front aspect room via double glazed skylight window, three piece suite comprising corner shower cubicle with two tiled walls, curved glazed door/screen, chrome shower mixer, close coupled wc, wash hand basin with chrome monobloc mixer tap and pop-up waste, grey high gloss storage cupboard below with chrome furniture, chrome towel rail/radiator, stone effect tiling to all walls, plain plastered sloping part restrictive head height ceiling with inset ceiling spotlights, extractor fan, tiled flooring.

**OUTSIDE** to the front of the property there is a forecourt approach, to the rear there is an enclosed southerly aspect flagstone and brick paved patio garden approximately 41ft 5 (12.64m) reducing to 32ft 4 (9.87m) x 17ft 8 (5.40m) reducing to 10ft 5 (3.19m) outside courtesy light.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate the size, layout and finish of this four bedroom extended family home situated just off of Winter Road. **The current owner is operating the property as an Airbnb**

**PARKING PERMIT ZONE - ME- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band deleted 2023 (Current Banding Awaited) - For more information on the future banding on this property please contact PCC - <https://www.portsmouth.gov.uk/services/council-tax/>**

**FREEHOLD**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

